

US EPA ARCHIVE DOCUMENT

From Conant Ball  
to  
Levi Heywood Memorial Library

City of Gardner  
Department of Community Development & Planning

May 2005

# Aerial view of site in relation to the Downtown.



# Conant Ball Company



- Conant Ball moved to West Lynde Street site in 1888
- Original building erected in 1800 and used as a gristmill
- Site pictured above was just over 2 acres.

# Conant Ball Company



- Total Conant Ball site was just over 3 acres and consisted of 7 separate parcels.
- Picture to the left was just under 1 acre.

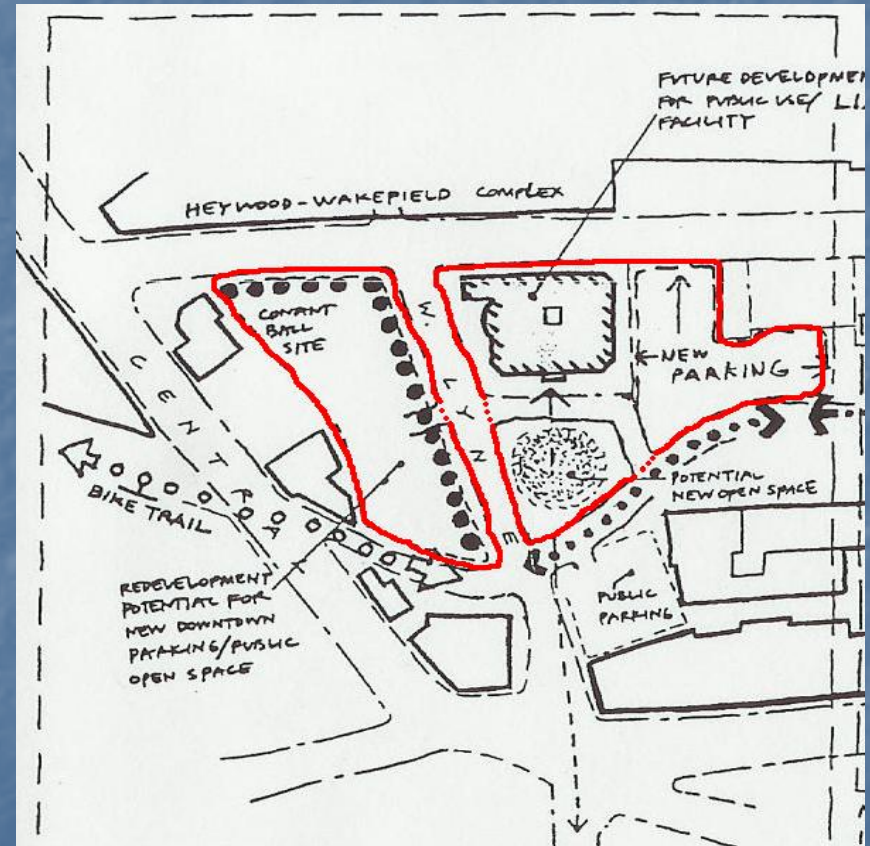
# Conant Ball to Vacant Land

- Environmental testing in Aug 1997 found no reportable conditions but recommended more testing after demolition.
- Canadian owner demolished complex in October 1997.
- City purchased land in April 1998 w/o additional testing.



# Conant Ball to Vacant Land

- May 1998 Vanasse Hangen Brustlin, Inc. submitted *"Rear Main Street Corridor Plan and Revitalization Strategy"*.
- The area in red is the former Conant Ball site.
- Concept plan includes new access road, library and parking lot.



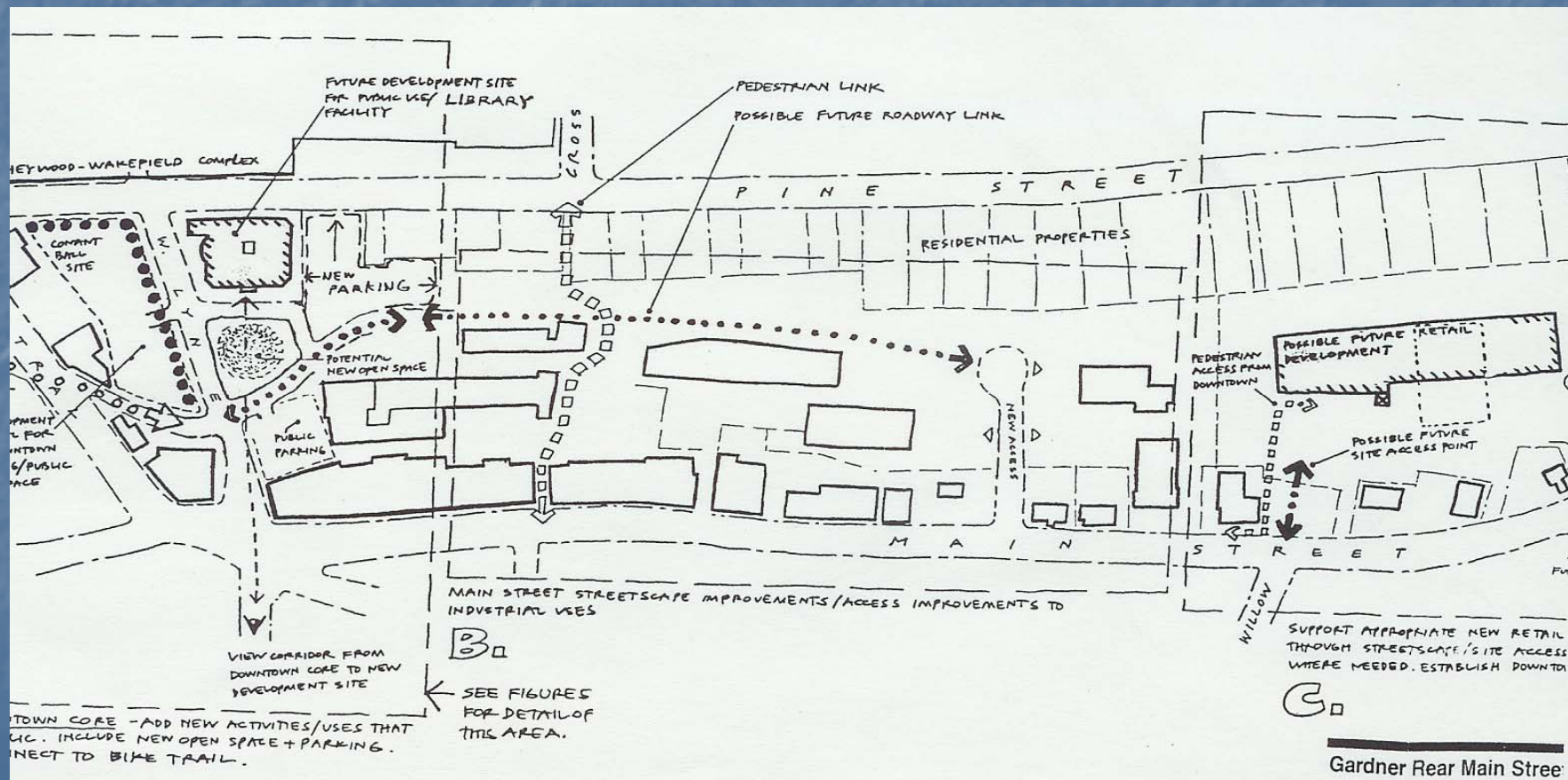


# West Lynde Parking Lot

Construction and site clean-up completed in summer of 2001 at a cost of \$603,000 from MA Small Cities Program (CDBG).



*Rear Main Street Corridor Plan and Revitalization Strategy* also recommended construction of a new road to provide access for library and to enhance reuse options for the empty or underutilized mill buildings in the corridor.



# Derby Drive

- \$520,000 from MA CDBG
- Land Donated by Mill Owner
- Approximately 520 lf of roadway and sidewalk
- Approximately 590 lf of water main and storm drainage



# From Rendering to Reality



- Artists rendering of future library



- 2 acre site before construction.

# Library fundraising brochure

## THANK YOU

Please make checks payable to Levi Heywood Memorial Library Association  
57 City Hall Avenue  
Gardner, MA 01440

Payment enclosed.  
 Please call me regarding my company matching this gift.  
 Please charge this gift on my Visa/Mastercard.

\_\_\_\_\_ *account number* \_\_\_\_\_ *expiration date*  
\_\_\_\_\_ *Visa / Mastercard* \_\_\_\_\_ *circle one*

Pledge reminders will be mailed to you before each pledge payment is due.  
Contributions are deductible to the full extent provided by law.

## FLOOR PLAN / FEATURES

### Upper Level Floor Plan



#### Some features:

- Large Children's Library
- Children's Programming Room
- Expanded Reference/Technology Area
- Group Study Rooms

### Lower Level Floor Plan



#### Some features:

- Volunteer Services Room
- Expanded Space for Books
- Large Browsing/Reading Area
- Young Adult Library
- Large Public Meeting Room

## LEVI HEYWOOD MEMORIAL LIBRARY

### A New Library for the Gardner Community



A brief visit shows that the Levi Heywood Memorial Library has outgrown the facility that has housed it since 1978. The building at 57 City Hall Avenue was constructed in 1956 as a grocery store containing one large open retail space. This same space serves library patrons today, but no longer adequately. The bookshelves are full. If the library acquires a new book, it must discard an existing volume to make room on the shelves. A structural engineer has informed the library that the floor of the present building is at its load-bearing capacity, and that new bookcases cannot be added. All library activities are conducted in one noisy, crowded area. Space limitations prevent the library from offering many services.

# Library fundraising brochure

## LEVI HEYWOOD MEMORIAL LIBRARY

### Remedy

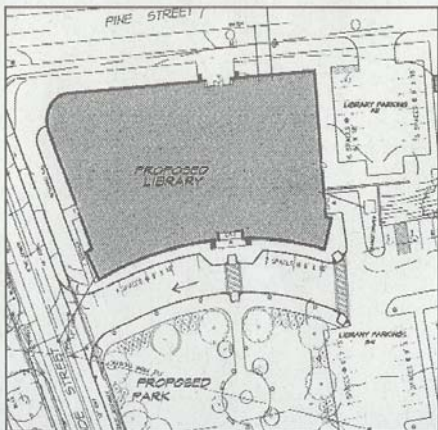
To remedy the shortcomings in services and facilities, the trustees of the Levi Heywood Memorial Library have developed a plan to construct a new library building on the corner of West Lynde Street and Pine Street in Gardner.

The new building will expand the space for collections, technological services, programs and direct patron services. It will be flexible and adaptable to meet changing needs of our population and new library technology. The new library will offer the spaces that are necessary to provide excellent services for many years to come.

Our *Building for the Future* campaign will help to make this building a reality.

### New Location

55 West Lynde Street  
(Corner of West Lynde Street and Pine Street)



## BUILDING FOR THE FUTURE

### Library Funding

The cost to design, construct, and furnish the new Levi Heywood Memorial Library is estimated to be \$7,653,000. It will be funded through a variety of sources:

Grant from Massachusetts Board of Library Commissioners	\$2,586,000
Donation of land by City	275,000
Library Endowment	1,458,000
Sale of current building	150,000
Bond financing	1,500,000
Accumulated State Aid	184,000
Community fund raising	<u>1,500,000</u>
	7,653,000

To provide the final portion of the financing needed to make the building a reality, the library seeks to raise \$1,500,000 in pledges payable over four years from individuals, corporations, businesses, foundations, and organizations. This campaign will pay for the construction and endow the maintenance of the library building in the future.

We solicit your support to make this vision a reality, to help us in *Building for the Future*.

Thank you!

## PLEDGE / GIFT FORM

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone Number \_\_\_\_\_

### Pledge

I/We pledge to give to the *Building for the Future* campaign the sum of \$ \_\_\_\_\_ over the next 4 years, beginning in 200\_\_.

This will be payable in installments of \$ \_\_\_\_\_

I/We will pay my/our pledge in the following manner:  
(1) \$ \_\_\_\_\_ by \_\_\_\_\_ (mo./yr.) (3) \$ \_\_\_\_\_ by \_\_\_\_\_ (mo./yr.)  
(2) \$ \_\_\_\_\_ by \_\_\_\_\_ (mo./yr.) (4) \$ \_\_\_\_\_ by \_\_\_\_\_ (mo./yr.)

### One-Time Gift

I/We wish to make a one-time gift of \$ \_\_\_\_\_ to the *Building for the Future* campaign.

signature

date

(over)

detach here

# Financing for New Library

Grant from MA Board of Library Commissioners	\$	2,586,000
Donation of land by City	\$	275,000
Library Endowment	\$	1,458,000
Sale of former library building	\$	150,000
City bond financing	\$	1,500,000
Accumulated State Aid	\$	184,000
<b>Community fund raising</b>	<b>\$</b>	<b>1,500,000</b>
		<hr/>
		<b>\$7,653,000</b>

# Construction of the Library

- With funding and grants in place, remediation of the soil begins at the site.



# Construction of the Library



# Construction of the Library



# Construction of the Library



- Nearing completion the project was still on time and on budget.

# Levi Heywood Memorial Library



# Interior of New Library



## THE KEYS TO SUCCESS:

- The initial risk taken by the City when acquiring the property
- The combination of funding sources – grants, endowment, local fund raising and City bond
- Strong local leadership from both the Library Trustees and the City
- A tenacious Library Director

# Before and After



# Source and Use of Funds

Library Grant	\$2,586,000	Library	\$7,553,000
Donation of Land (City)	\$ 275,000	Parking Lot	\$ 603,000
Library Endowment	\$1,458,000	Derby Drive	\$ 520,000
Sale of former Library	\$ 150,000	New Sidewalks	\$ 60,000
Bond (City)	\$1,500,000	Environmental	\$ 195,000
Accumulated State Aid	\$ 184,000		
Community Fund Raising	\$1,500,000		
MA Small Cities (CDBG)	\$1,030,000		
Program Income (City)	\$ 153,000		
EPA Assessment Grant	\$ 25,000		
Attorney General's Grant	\$ 70,000		
Total	\$8,931,000	Total	\$8,931,000